THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James D. Bush	Citizens and Southern	82-16
615 Fatherland Street	Mortgage Company	208
Nashville, TN. 37206	P.O. Box 656	17W-3390
	Tucker, Georgia 30085-656	

WARRANTY DEED BOOK 6698 PAGE 165

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leeta Bradshaw, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James D. Bush hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the westerly 48 feet of Lot No. 83 and all of Lot No. 84 on the plan of Henry Blood's Addition, of record in Book 21, page 5, Register's Office for said County.

SAID part of Lot No. 83 and all of Lot No. 84 adjoin and front together 98 feet on the northwesterly margin of Fatherland Street and extends back between parallel lines 170 feet to an alley in the rear.

BEING the same property conveyed to Leslie E. Bradshaw and wife, Martha L. Bradshaw by deed from Guy H. Noel, a single man, of record in Book 1344, page 451, said Register's Office. Leslie E. Bradshaw has since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Leeta Bradshaw by Doris P. Cooper as her Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

This is (un)improved property, known as 615 Fatherland Street, Nashville, TN. 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of October, 1985.

Leeta Bradshaw
BY: Doris P. Cooper, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6698 PAGE 166

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

James D Bush
Affiant

Subscribed and sworn to before me, this the 30th day of October, 1985.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris P. Cooper, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Leeta Bradshaw as her Attorney in Fact as free act and deed of the within named Leeta Bradsaw.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of October, 1985.

Christy Wilkins Ivey
Notary Public

My Commission expires:

11-1-87

WARRANTY DEED

from:
Leeta Bradshaw, unmarried

to:
James D. Bush

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24275

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Doris P Cooper

Affiant Doris P. Cooper

Sworn to and subscribed before me this 30th day of October, 19 85.

Notary Public

My Commission Expires: 4-1-87

NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6698 PAGE 168

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70[illegible].00- CA 11,
162.00 CSTAX
.50 [illegible]
9.00 MOR[illegible]
CHECK [illegible]
2370A11/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CT
D
C
D
4 9

IDENTIFICATION REFERENCE

Nov 1 9 13 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 187678